



NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

APPLICATION FOR REAL PROPERTY TAX
EXEMPTION FOR RESIDENTIAL-COMMERCIAL URBAN EXEMPTION PROGRAM
(Real Property Tax Law, Section 485-a)

(Instructions for completing this form are contained in Form RP-485-a-Ins)

1. Name and telephone no. of owner(s)
Fifty Seven Gen, LLC
Day No. (716) 362-9228
Evening No. ()
E-mail address (optional) Scarmcpa@aol.com
2. Mailing address of owner(s)
4925 Main St.
Suite 202
Buffalo, NY 14226
3. Location of property (see instructions)
5 Genesee St City of Buffalo
Street address School district
Buffalo Village (if any)
City/Town
- Property identification (see tax bill or assessment roll)
Tax map number or section/block/lot 111.46-9-1.1
4. General description of property for which exemption is sought (if necessary, attach plans or specifications): Mixed use residential commercial property
5. Use of Property: 3 residential units and one 1,600 sq commercial space
6. Describe alteration, installation or improvement made to convert the non-residential property to mixed-use: complete ground up restoration including historic tax credits all new utilities
7. Cost of alteration, installation or improvement: \$950,000.00
8. Date construction of alteration, installation or improvement was commenced: Fall, 2015
9. Date completed (attach certificate of occupancy or other documentation of completion): Spring 2017

10. Other exemptions.

- a. Is the property receiving or has it ever received any other exemption from real property taxation?

☐ Yes ☒ No

- b. If yes, what exemption was received? _____ When? _____

Were payments in lieu of taxes made during the term of that exemption? NA

If so, attach a schedule showing the amounts and dates of such payments, and the purposes for which such payments were made (i.e., school district, general municipal, etc.). Also attach any related documentation, such as a copy of the agreement under which such payments were made.

CERTIFICATION

I, Steven J. Carmina, hereby certify that the information on this application and any accompanying pages constitutes a true statement of facts.

[Signature]
Signature

12/19/18
Date

FOR ASSESSOR'S USE

1. Date application filed: 12/19/18 2. Applicable taxable status date: 12/1/18
 3. Action on application: ☒ Approved ☐ Disapproved
 4. Assessed valuation of parcel in first year of exemption: \$ 252,500.
 5. Increase in total assessed valuation in first year of exemption: \$ 212,500.
 6. Amount of exemption in first year:

	Percent	Amount
County	<u>0</u>	\$ <u>0</u>
City/Town	<u>100%</u>	\$ <u>212,500.</u>
Village	<u>—</u>	\$ <u>—</u>
School District	<u>100%</u>	\$ <u>212,500.</u>

J McCabe

Assessor's signature

12/28/18

Date



CITY OF BUFFALO
DEPARTMENT OF ECONOMIC DEVELOPMENT,
PERMIT & INSPECTION SERVICES

OFFICE OF THE COMMISSIONER



BYRON W. BROWN
Mayor

JAMES COMERFORD, Jr.
Deputy Commissioner

Certificate of Compliance

Number 29009

In accordance with the appropriate laws of the State of New York and or the ordinances of the City of Buffalo, the structures at 5 GENESEE Buffalo, New York, having been inspected and found to conform substantially to applicable laws, ordinances, rules or regulations, the portion identified on this certificate is hereby certified for occupancy. This compliance certificate is subject to the limitations specified herein and is valid until revoked unless automatically voided by this certificate being altered in any manner if there is any violation of a law or ordinance found to exist subsequent to the issuance of the certificate, i.e. continued compliance with applicable codes and ordinances is required.



Director of Permits & Inspections

Date Issued: 07/09/2019

Building Classification: TYPE 3B ORDINARY UNPROTECTED

Occupancy: A-2 Zoning District: N-1D

Building Permit(s) Number: GC19-9473578 Date Issued: 04/02/2019

Building Inspector: SEAN SULLIVAN

Date of Inspection: 07/02/2019 Receipt Number: PER PERMIT

Portion of Building being inspected and certified: ALTERATIONS AT FIRST FLOOR RESTAURANT AND OUTDOOR CAFE.



CITY OF BUFFALO
DEPARTMENT OF
PERMIT & INSPECTION SERVICES
OFFICE OF THE COMMISSIONER



BYRON W. BROWN
Mayor

JAMES COMERFORD, Jr.
Commissioner

Conditional Certificate of Occupancy

Number C-201857

In accordance with the appropriate laws of the State of New York and or the ordinances of the City of Buffalo, the structure located at **5 GENESEE aka 5-7 Genesee** Buffalo, New York, having been inspected and found to conform substantially to applicable laws, ordinances, rules or regulations, said structure(s) is hereby certified for occupancy with the attached conditions stated elsewhere. This Certificate is issued subject to the limitations specified herein and is valid until the expiration date stated below.

Date Issued: **11/30/2016**

Receipt Number: **TBD**

Permit Number: **230993**
216959

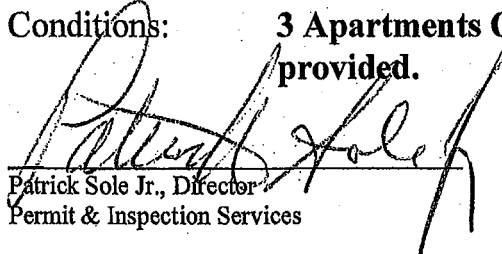
Permit Date: **06/24/2016**
12/02/2014

Building Type: **3B**

Class: **A-3/R-3**

Expiration Date: **05/30/2017**

Conditions: **3 Apartments Only/No 1st Floor Occupancy/Punch List Items as provided.**


Patrick Sole Jr., Director
Permit & Inspection Services



CITY OF BUFFALO
DEPARTMENT OF
ASSESSMENT & TAXATION



BYRON W. BROWN
MAYOR

MARTIN F. KENNEDY
COMMISSIONER

March 1, 2019

Fifty Seven Gen, LLC
4925 Main St. Ste. 202
Buffalo, NY 14226

Re: 485-a Real Property Tax Exemption
Re: 5 Genesee
SBL # 111.46-9-1.1 Bill # 01488850
Assessed Value: \$252,500.
Increase in assessment: \$212,500.

Dear Steven J. Carmina,

Your application for an RPTL 485-a real property tax exemption has been approved for the above referenced property.

This exemption is for a period of twelve years, and will commence with the City of Buffalo 2019-2020 fiscal year tax and assessment roll. The exemption is calculated on the increase in assessment noted above.

Years	Percentage
1 - 8	100%
9	80%
10	60%
11	40%
12	20%

The remainder of the assessment will remain taxable during this period.

If you have any questions, please do not hesitate to call me at 716-851-5748.

Sincerely,

Judith A. McCabe

Judith A. McCabe

Assessor